

The Area Plan Commission of Tippecanoe County

**Lafayette, West Lafayette, Dayton, Battle Ground, Clarks
Hill and Tippecanoe County**

TO: Area Plan Commissioners,
Area Board of Zoning Appeals Members,
Area Plan Commission Staff,
Elected and Appointed Officials,
Citizens of Tippecanoe County
FROM: Margy C. Deverall, Assistant Director
Bernard J. Gulker, AICP, Assistant Director
SUBJECT: **2002: A BRIEF REVIEW**
DATE: May 2003

2002 proved to be quite busy for the Area Plan Commission, Area Board of Zoning Appeals and especially staff, largely because of increased parcelization activity in the 6 months preceding the effective date of the Ordinance Committee's initiation of Rural Estate zoning. Other sectors of development activity remained fairly constant. The 2000 and 2001 *Annual Reports* showed a decline in the number of development-oriented requests. Because of this pattern, we wondered if it marked the beginning of a trend toward decreased development, which could signal a drop in population in our community. With three years behind us since the initial decline in numbers, it appears that we may simply have reached a plateau instead. Highlights of this year's current, comprehensive and transportation planning accomplishments follow.

The number of requests for major subdivision sketch plan and preliminary plat approvals has held steady over the last three years with 38 in 2000, 39 in 2001 and 40 in 2002. During this same 3-year period, the number of lots showed a two-year spike in 2000 and 2001 then dropped significantly in 2002. A few possible explanations to the drop may include a corresponding increase in the number of minor subdivision and parcelization applications, residential planned developments and the introduction of Rural Estate Subdivision.

Following a two year decline in activity, the number of minor subdivision and parcelization cases increased 28% and 45% respectively in 2002. The number of planned development rezoning requests held steady, with the vast majority of Final Detailed Plan Resolutions heard by the Commission in the residential category: 12 PDRS, 3 PDNR and 1 PDMX. The level of activity in the residential building market would seem to be a measure of continuing economic good health in the Greater

Lafayette area. So far the apparent economic recession of late 2001 seems not to have taken a statistical toll locally in terms of population growth and home building.

Rezoning requests remained at roughly the same level in 2002. The number of cases grew steadily through 2000 but in the last two years has dropped off. One cause for the shift may be the number of large area rezones coming before the Commission in the form of neighborhood and community-wide remapping necessitated by the adoption of *UZO* in 1998. Requests for variances and special exceptions from ABZA, remain relatively low, also typical since the adoption of *UZO* in 1998, which better reflected community standards.

A 10-year summary of how we look, statistically, follows.

DEVELOPMENT - ORIENTED REQUESTS, 1993-2002										
CATEGORY	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Rezoning Requests	31	41	40	58	73	82	85	89	59	55
Minor Subdivision Activity	24	41	36	39	33	50	31	27	26	36
Major Subdivision Activity	91	101	111	96	99	93	106	81	74	78
Rural Est. Subdiv. Activity	--	--	--	--	--	--	--	--	--	5
Parcelizations	106	103	85	96	112	92	93	77	81	147
PD Final Detailed Plans	2	2	1	2	5	5	7	11	15	16
Plat Vacations	0	2	4	10	5	0	2	4	3	3
Bldg. Permits (Dtn/BG/CHI)	26	20	17	31	49	78	87	39	64	66
Variance Requests	60	58	71	77	66	53	33	39	48	31
Spec. Exception Requests	15	12	21	20	21	11	7	8	14	11
Off-Site Parking Requests	3	0	2	4	0	--	--	--	--	--
Appeals of AOs' Decisions	0	1	0	1	1	1	0	0	0	3
TOTALS	358	381	388	434	464	465	451	375	384	451

APC's Executive Director issues Improvement Location (Building) Permits for Dayton, Battle Ground, and Clarks Hill. Permit activity that nearly doubled in 2001, with 64 permit applications was mirrored this year with 66. The estimated value of construction continues upward, with \$1.9 million in 2000, \$6 million in 2001 and \$5.9 million in 2002. We issued 33 permits to construct single-family homes and 4 for demolition. Remodeling and construction of an addition to the MacAllister facility in Dayton accounted for nearly 25% of this year's construction value.

The following table shows an accounting of APC and ABZA agendas over the past 10 years. Case numbers have trended lower in recent years with 181 total cases in 2002 dipping just below the 183 cases heard a decade ago in 1993. Cases on APC Public

Hearing agendas rose rather sharply through 1997. Since then numbers fell off with a sharp decline in 2002. ABZA agendas fell off in 1999 following the adoption of *UZO*. We saw a slight upward trend in 2000 and 2001 but numbers are down again this year and still well below the 10-year average of 70.

CASES ON PUBLIC HEARING AGENDAS, 1993-2002			
YEAR	AREA PLAN COMMISSION CASES	AREA BOARD OF ZONING APPEALS CASES	TOTALS
1993	105	78	183
1994	140	66	206
1995	128	78	206
1996	158	97	255
1997	193	82	275
1998	186	74	260
1999	174	52	226
2000	170	55	225
2001	142	64	208
2002	127	54	181
10-YR. AVG.	152	70	223

APC's Ordinance Committee met 17 times in 2002. The OC dedicated all or most of 9 meetings to discussion related to the Rural Estate zone. The Committee recommended *UZO* amendments 27 through 31 to the full Commission, the most notable of which was the long awaited Rural Estate zone, in conjunction with revisions to *USO* rules changing parcelization, and establishing the Rural Estate Subdivision. The OC also worked on and passed on a revised zoning map for the Columbian Park Neighborhood.

Of special note in 2002 was APC's unanimous vote that INDOT expand the Metropolitan Planning Area boundary to be coterminous with that of Tippecanoe County, and its support for Vision 2020's nomination of North and South River Roads and Division Road as a Scenic Byway between I-65 and Ross Hills Road. The Commission also unanimously established new fee schedules to be appended to the Bylaws of both APC and ABZA.

The remainder of this volume details, on a case-by-case basis, the 2002 activities of the Area Plan Commission, the Area Board of Zoning Appeals, and of us, the Staff that serves both bodies. We hope this will again prove useful to you as a book of facts and as a research tool.

For this edition, Assistant Director Margy Deverall finished the work started by former Assistant Director Bernie Gulker. Bernie had prepared the Annual Reports since 1985.

ROSTER OF AREA PLAN COMMISSIONERS, 2002

NAME	AFFILIATION
JACK RHODA, PRES.¹	Lafayette City Council
JAN MILLS, VP¹	West Lafayette City Council
KD BENSON	Tippecanoe County Commissioner
STUART BOEHNING	Lafayette City Council
MIKE HARRIS	Dayton Town Council
MARK HERMODSON¹	Citizen Appointee (West Lafayette)
JEFFREY KESSLER¹	Tippecanoe County Council
JOHN L. KNOCH	Tippecanoe County Commissioner
JAMES MILLER¹	Battle Ground Town Council
MIRIAM OSBORN	Citizen Appointee (Tippecanoe County)
LAURA PETERSON	Clarks Hill Town Council
KARL RUTHERFORD¹	Citizen Appointee (Tippecanoe County)
STEVE SCHRECKENGAST	Citizen Appointee (Lafayette)
KATHY VERNON	Tippecanoe County Council
DAVID R. WILLIAMS¹	Citizen Appointee (Lafayette)
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JAMES D. HAWLEY, Executive Director	
 ROBERT A. MUCKER, Secretary and Legal Counsel	
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¹ Member of the Executive Committee

***PAST PRESIDENTS OF THE
AREA PLAN COMMISSION OF TIPPECANOE COUNTY,
1965 through 2001***

EDWARD A. RAGSDALE	1965 - 1966
WILLIAM K. BENNETT	1967 - 1969
FLOYD S. AMSLER	1970 - 1972
WALTER SCHOLER, Jr.	1973 - 1974
JOHN KING	1975
KEITH McMILLIN	1976
JACK BOGAN, Jr.	1977 - 1978
PAUL FINKENBINDER	1979 - 1980
JOHANNA DOWNIE	1981
MARK HERMODSON	1982 - 1983
FRANCIS ALBREGTS	1984 - 1985
SUE SCHOLER	1986 - 1987
JOSEPH E. YAHNER	1988 - 1989
JOHN T. DOWNEY	1990 - 1991
MARK HERMODSON	1991 - 1993
C. WESLEY SHOOK	1994 - 1995
JOHN T. DOWNEY	1996 - 1997
MARK HERMODSON	1998 - 1999
KARL RUTHERFORD	2000 - 2001
JACK RHODA	2002 -

**ROSTER OF
AREA BOARD OF ZONING APPEALS MEMBERS, 2002**

NAME	AFFILIATION
MARK HERMODSON, PRES.	City of West Lafayette, APC Member
JEAN HALL, VP	Tippecanoe County
STEPHEN CLEVINGER	Tippecanoe County
BRUCE JUNIUS	City of Lafayette
MIRIAM OSBORN	Tippecanoe County, APC Member
EDWARD WEAST	City of Lafayette
RALPH WEBB	City of West Lafayette
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JAMES D. HAWLEY, Executive Director	
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ROBERT A. MUCKER, Secretary and Legal Counsel	
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**PAST PRESIDENTS OF
THE AREA BOARD OF ZONING APPEALS
OF TIPPECANOE COUNTY, 1965 through 2002**

J. KENNETH BIERY	1965 - 1967
JOHN KING	1968 - 1974
ERNEST ANDERSEN	1975 - 1976
BECKY NEWELL	1977 - 1978
RALPH NEAL	1979 - 1981
MARK HERMODSON	1982 - 1983
ROBERT DeMOSS	1984 - 1985
RALPH WEBB	1986 - 1988
TIMOTHY SHRINER	1989 - 1991
FRANCIS ALBREGTS	1992 - 1993
RALPH WEBB	1994 - 1996
MIRIAM OSBORN	1997 - 1999
MARK HERMODSON	2000 - present
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ATTENDANCE OF APC MEMBERS, 2002

	J	F	M	A	M	J	J	A	S	O	N	D
KD Benson	+	+	+	+	+	+	+	+	+	+	+	+
Stuart Boehning	+		+	+	+		+	+	+			+
Mike Harris		+	+		+	+						
Mark Hermodson	+	+	+		+		+			+	+	+
Jeffrey Kessler	+	+	+	+	+		+	+	+	+	+	+
John L. Knochel	+	+	+	+	+	+		+	+	+	+	+
James Miller	+			+	+	+		+	+		+	+
Jan Mills	+	+	+	+	+	+	+	+	+	+	+	+
Miriam Osborn		+		+	+	+			+			+
Laura Peterson	+	+	+	+		+					+	+
Jack Rhoda	+	+	+	+	+		+	+	+	+	+	+
Karl Rutherford	+	+	+	+	+	+	+	+	+	+	+	+
Steve Schreckengast	+		+			+	+	+	+	+	+	+
Kathy Vernon	+	+	+	+	+	+	+	+	+	+	+	+
David Williams	+	+	+	+	+	+	+	+	+	+	+	+
TOTAL ATTENDANCE	13	12	13	12	13	11	10	11	12	10	12	14

AVERAGE ATTENDANCE: 79.4%

ATTENDANCE OF ABZA MEMBERS, 2002

	J ¹	F	M ²	M	A	M	J	J ³	A	S	O	D
Stephen Clevenger		+	+	+	+	+	+		+	+	+	+
Jean Hall		+	+	+	+	+	+		+		+	
Mark Hermodson		+	+	+	+	+	+		+	+	+	+
Bruce Junius		+		+	+	+			+	+	+	+
Miriam Osborn		+			+				+	+	+	
Edward Weast		+	+	+	+	+	+		+	+	+	
Ralph Webb		+	+	+	+		+		+	+	+	+
TOTAL ATTENDANCE	--	7	5	6	7	5	5	--	7	6	7	4

AVERAGE ATTENDANCE: 84.3 %

¹ Canceled following death of Judge George Heid.² February 27 Regular Meeting recessed to March 25, recessed to March 27.³ July meeting cancelled: no cases on agenda.

APC ORDINANCE COMMITTEE MEETINGS, 2002

DATE	AGENDA
1-02-02	<p>Proposed <i>UZO</i> text amendment: Permitted Use Table, Footnote 19 amendment (Communications towers)</p> <p>Rural Development proposal: Continued discussion of proposed <i>UZO</i> text changes adding an RE zone Continued discussion of proposed <i>USO</i> change for an RE zone, parcelization, sliders, Exemption E</p> <p>Citizen Comments</p>
1-15-02	<p>Proposed <i>UZO</i> text amendment: Office building and integrated center definitions</p> <p>Rural Development proposal: Continued discussion of proposed <i>UZO</i> text changes adding an RE zone Continued discussion of proposed <i>USO</i> change for an RE zone, parcelization, sliders, Exemption E</p> <p>Citizen Comments</p>
2-06-02	<p>Rural Development Proposal: A progress report on proposed changes to the <i>Unified Subdivision Ordinance</i>, including procedural elements and possible timelines.</p> <p>Citizen Comments</p>
3-06-02	<p>Rural Development Proposal: A final review of <i>UZO</i> changes in support of adding an RE zone, and continued discussion of proposed changes to the <i>Unified Subdivision Ordinance</i>, regarding rural estate subdivisions, parcelization, etc.</p> <p>Citizen Comments</p>
4-03-02	<p>Rural Signage: A review of proposals made by the <i>ad hoc</i> committee and a decision to send an ordinance to be heard by APC at its May Public Hearing.</p> <p>Rural Development Proposal: A discussion of several elements related to changes in the <i>UZO</i> and <i>USO</i> involving time elements for phasing in the RE zone and phasing out sliders and other parcelizations.</p> <p>Citizen Comments</p>
4-16-02	<p>Rural Development Proposal: Final discussion of phasing, and examination of draft <i>UZO</i> RE amendment and <i>USO</i> parcelization amendment, to be heard by APC at its June Public Hearing.</p> <p>Citizen Comments</p>

DATE	AGENDA
5-01-02	<p>Proposed <i>UZO</i> text amendment: Required setbacks in urban residential zones; Revised definitional reference to building codes.</p> <p>Rural Development Proposal: Final discussion of <i>UZO</i> RE amendment and <i>USO</i> parcelization amendment, and continued discussion of <i>USO</i> rural estate subdivision amendment to be heard by APC at its June Public Hearing.</p> <p>Citizen Comments</p>
5-14-02	<p>(Unofficial meeting: no notice posted)</p> <p>Rural Development Proposal: Final discussion of <i>USO</i> rural estate subdivision amendment to be heard by APC at its June Public Hearing.</p> <p>Citizen Comments</p>
6-18-02	<p>Proposed <i>UZO</i> text amendments: Outdoor storage of landscape material Outdoor shooting ranges Tennis and other rec. activities in I zones Street frontage fences on rear property lines "Adult cabarets" as a use table item Several existing typographical errors</p> <p>Citizen Comments</p>
7-16-02	<p>Columbian Park Neighborhood Association: Zone map discussion</p> <p>Citizen Comments Revisiting the NBU zone Role of the Administrative Officer</p>
8-20-02	<p>Columbian Park Neighborhood Association: Zone map discussion</p> <p>Citizen Comments</p>
9-04-02	<p>Rural Development Proposal: Preliminary discussion regarding rural estate roads deriving access from private as well as public streets</p> <p>Proposed <i>UZO/USO</i> text amendments: Preliminary discussion of upcoming ordinance amendments regarding digital submission standards, illegal businesses in rural districts, and event-oriented signage.</p> <p>Citizen Comments</p>
9-10-02	<p>Columbian Park Neighborhood Association: Finalization of overall rezoning proposal</p> <p>Citizen Comments</p>

DATE	AGENDA
10-02-02	<p>Illegal Businesses in Rural Districts: Preliminary discussion regarding the sale of agricultural products and crafts in the context of rural home occupations and special exceptions. Citizen Comments</p>
10-15-02	<p>Rural Estate Roads: Discussion of 3 options for dealing with private roads and/or easements leading to Rural Estate roads. Citizen Comments</p>
11-06-02	<p>Agricultural-Related Home Occupations: Discussion of proposed language to amend the <i>UZO</i> to permit agricultural products grown off-site to be included as within the limits of rural home occupations. Primary Uses in A Zones: Preliminary discussion of complaints about apparently ag-related businesses, to be follow with a report from the County's Zoning Enforcement Officer. Citizen Comments</p>
12-04-02	<p>Agricultural-Related Home Occupations: Final discussion on a <i>UZO</i> amendment regarding the sale of agricultural products grown on- and off-site in the context of rural home occupations. Citizen Comments: Additional discussion of the role of the Zoning Enforcement Officer, the ABZA and the Courts in treating <i>UZO</i> violations.</p>
12-10-02	<p>Primary Uses in A Zones: Continuing discussion of ag-related businesses, with a report from the County's Zoning Enforcement Officer. Citizen Comments</p>

AREA PLAN COMMISSION STAFF, 2002

NAME	CURRENT POSITION	LENGTH OF SERVICE
JOHN BURNS	Planner I: Current Planning	since 7-00
MICHELLE D'ANDREA	Recording Secretary	beginning 8-20-02
BERNARD J. GULKER	Assistant Director	since 5-76
JAMES D. HAWLEY	Executive Director	since 4-76
BILL HOBSON	House Numbering Clerk	through 5-09-02
JULIE HOLDER	Executive Secretary	since 4-01
DONALD LAMB	Senior Planner: Current Planning	since 4-82
MICHAEL LANA	Technician	since 2-94
SALLIE D. FAHEY	Assistant Director	since 10-73
KATHLEEN LIND	Senior Planner: Comp. Planning	since 3-88
MARLENE MATTOX	Technician	since 12-88
ROBERT A. MUCKER	Legal Counsel	since 1-67
DOUGLAS POAD	Senior Planner: Transportation	since 4-89
HEATHER PROUGH	Planner I: Current Planning	since 7-99
GLENDA ROBINETTE	Executive Secretary	through 7-31-02
NATALIE TOLLE	House Numbering Clerk	beginning 6-03-02
LINDA TOMAN	Secretary/Bookkeeper	since 7-89
KRISTA TROUT	Planner I: Current Planning	since 10-98
BRIAN WEBER	Planner I: Transportation	since 6-01

**FIVE-YEAR SUMMARY
OF AREA PLAN COMMISSION PUBLIC HEARING
AND ADMINISTRATIVE ACTIVITY, 1998 through 2002**

REZONING PETITIONS -- STANDARD AND PLANNED DEVELOPMENTS										
1998			1999		2000		2001		2002	
STD PDs			STD PDs		STD PDs		STD PDs		STD PDs	
RECOMMENDED APPROVAL	45	7	53	12	48	13	29	13	29	10
RECOMMENDED DENIAL	15	1	4	0	7	0	9	0	7	0
NO RECOMMENDATION	1	0	0	0	7	0	2	0	1	0
WITHDRAWN	4	0	8	0	9	0	1	0	7	0
DISMISSED	4	0	3	0	0	0	1	0	0	0
INCOMPLETE / VOID	0	1	0	2	0	2	0	1	0	0
CONTINUED TO NEXT YEAR	4	0	3	0	2	1	2	1	1	0
TOTALS	73	9	71	14	73	16	44	15	45	10

PLANNED DEVELOPMENTS -- RESOLUTIONS ON FINAL DETAILED PLANS					
1998		1999		2000	
2001		2002			
ADOPTED	5	7	10	15	16
DEFEATED	0	0	0	0	0
WITHDRAWN	0	0	0	0	0
TOTALS	5	7	10	15	16

CERTIFICATES OF APPROVAL -- CONDO CONVERSION PLANNED DEVELOPMENTS					
1998		1999		2000	
2001		2002			
ADOPTED	1	0	1	0	0
DEFEATED	0	0	0	0	0
WITHDRAWN	0	0	0	0	0
TOTALS	1	0	1	0	0

PARCELIZATIONS -- APPLICATIONS AND LOTS										
	1998		1999		2000		2001		2002	
	APS	LTS	APS	LTS	APS	LTS	APS	LTS	APS	LTS
APPROVED	83	190	93	217	74	185	56	154	125	319
DENIED	0	0	0	0	0	0	2	2	8	18
WITHDRAWN	1	1	0	0	0	0	0	0	2	5
INCOMPLETE	4	7	0	0	3	9	22	67	9	32
VOID / NOT APPROVABLE	0	0	0	0	0	0	1	1	3	6
DISSOLVED	0	0	0	0	0	0	0	0	0	0
TOTALS	92	200	93	217	77	194	81	224	147	380

MINOR SUBDIVISIONS -- SKETCH PLAN APPLICATIONS AND LOTS										
	1998		1999		2000		2001		2002	
	APS	LTS	APS	LTS	APS	LTS	APS	LTS	APS	LTS
UNCOND. APPROVED	0	0	0	0	0	0	0	0	0	0
COND. APPROVED	27	50	21	55	11	25	14	36	19	43
DENIED	0	0	0	0	0	0	0	0	0	0
WITHDRAWN / VOID	3	7	1	1	0	0	0	0	2	5
DISMISSED	0	0	0	0	1	3	0	0	0	0
TOTALS	30	57	22	56	12	28	14	36	21	48

MINOR SUBDIVISIONS -- FINAL PLAT APPLICATIONS AND LOTS										
	1998		1999		2000		2001		2002	
	APS	LTS	APS	LTS	APS	LTS	APS	LTS	APS	LTS
APPROVED	23	43	9	20	15	37	12	29	15	36
DENIED	0	0	0	0	0	0	0	0	0	0
WITHDRAWN	0	0	0	0	0	0	0	0	0	0
TOTALS	23	43	9	20	15	37	12	29	15	36

MAJOR SUBDIVISIONS -- SKETCH PLAN APPLICATIONS AND LOTS					
	1998	1999	2000	2001	2002
	APS LTS	APS LTS	APS LTS	APS LTS	APS LTS
REVIEWED	20 832	25 676	17 1106	15 1355	16 741
WITHDRAWN / VOID	0 0	0 0	0 0	0 0	1 101
TOTAL	20 832	25 676	17 1106	15 1355	17 842

MAJOR SUBDIVISIONS -- PRELIMINARY PLAT APPLICATIONS AND LOTS					
	1998	1999	2000	2001	2002
	APS LTS	APS LTS	APS LTS	APS LTS	APS LTS
UNCOND. APPROVED	0 0	0 0	0 0	0 0	0 0
COND. APPROVED	26 872	28 533	20 1053	22 1099	21 805
DENIED	0 0	0 0	0 0	0 0	0 0
WITHDRAWN	0 0	1 1	1 13	0 0	2 101
DISMISSED	0 0	1 48	0 0	2 13	0 0
TOTALS	26 872	30 582	21 1066	24 1112	23 906

MAJOR SUBDIVISIONS -- CONSTRUCTION PLAN SUBMISSIONS AND LOTS					
	1998	1999	2000	2001	2002
	SUB LTS	SUB LTS	SUB LTS	SUB LTS	SUB LTS
APPROVED	12 521	19 702	12 294	13 604	16 776
PENDING	0 0	0 0	0 0	0 0	0 0
TOTALS	12 521	19 702	12 294	13 604	16 776

MAJOR SUBDIVISIONS -- FINAL PLAT APPLICATIONS AND LOTS					
	1998	1999	2000	2001	2002
	APS LTS	APS LTS	APS LTS	APS LTS	APS LTS
APPROVED	36 805	32 524	30 521	22 658	22 538
DENIED	0 0	0 0	0 0	0 0	0 0
WITHDRAWN / VOID	0 0	0 0	1 22	0 0	0 0
TOTALS	36 805	32 524	31 543	22 658	22 538

RURAL ESTATE SUBDIVISIONS -- SKETCH PLAN APPLICATIONS AND LOTS					
	1998	1999	2000	2001	2002
	APS LTS	APS LTS	APS LTS	APS LTS	APS LTS
REVIEWED					4 38
WITHDRAWN					0 0
TOTAL					4 38

RURAL ESTATE SUBDIVISIONS – PRELIM. PLAT APPLICATIONS AND LOTS					
	1998	1999	2000	2001	2002
	APS LTS	APS LTS	APS LTS	APS LTS	APS LTS
UNCOND. APPROVED					0 0
COND. APPROVED					1 2
DENIED					0 0
WITHDRAWN					0 0
DISMISSED					0 0
TOTALS					1 2

RURAL ESTATE SUBDIVISIONS -- CONSTRUCTION PLAN SUBMISSIONS AND LOTS					
	1998	1999	2000	2001	2002
	SUB LTS	SUB LTS	SUB LTS	SUB LTS	SUB LTS
APPROVED					00
PENDING					00
TOTALS					00

RURAL ESTATE SUBDIVISIONS -- FINAL PLAT APPLICATIONS AND LOTS					
1998		1999	2000	2001	2002
APS LTS		APS LTS	APS LTS	APS LTS	APS LTS
APPROVED					0 0
DENIED					0 0
WITHDRAWN / VOID					0 0
TOTALS					0 0

AMENDMENTS -- ORDINANCES AND COMPREHENSIVE PLAN					
	1998	1999	2000	2001	2002
ZONING ORDINANCE	7	8	6	7	6
SUBDIVISION ORDINANCE	2	0	1	0	2
COMPREHENSIVE PLAN	1	1	1	1	1
TOTALS	10	9	8	8	9

IMPROVEMENT LOCATION PERMITS -- NUMBER ISSUED AND VALUE (x\$1000)					
	1998	1999	2000	2001	2002
	NO VAL	NO VAL	NO VAL	NO VAL	NO VAL
BATTLE GROUND	35 \$3526	32 \$2474	11 \$560	18 \$1692	18 1080
DAYTON	27 \$2150	45 \$2759	18 \$1354	31 \$4291	42 4811
CLARKS HILL	15 \$243	11 \$297	3 \$39	12 99	5 22
MOBILE HOME PARKS	1 --	0 --	0 --	0 --	0 0
TOTALS	78 \$5919	88 \$5530	32 \$1952	61 \$6081	66 \$5913

ACTION BY AREA PLAN COMMISSION ON REZONING PETITIONS, 2002

CASE No.	PETITIONER and REQUEST	DATE of APC HEARING	APC RECOM- MENDATION	ACTION by GOVT.UNIT
Z-2045	Tsao Trustees --A to R1	11-21-01 1-16-02 2-20-02 3-20-02	Continued Continued Continued Withdrawn prior to hearing	
Z-2050	Purdue Research Foundation (Hentschel Complex PD) --OR to PDNR	12-19-01 1-16-02	Continued Approval	Approved by WLafCC
Z-2052	Michael F. King --R1 to R3	12-19-01 1-16-02	Continued Denial	Withdrawn 3-15-02
Z-2053	Bougy and Folkers --R1 to NB	1-16-02	Approval	Approved by WLafCC
Z-2054	C. and H. Graves, <i>et al.</i> --GB to R1B	1-16-02	Approval	Approved by CoComm
Z-2055	David Mitchell --A to GB	1-16-02	Denial	Denied by CoComm
Z-2056	Gary Carter --R1U to NBU	1-16-02 2-20-02 3-20-02	Continued Continued Approval	Approved by BGTnCncl
Z-2057	Bullock and Vaughan --R1 to R3	3-20-02	Denial	Denied by LafCC
Z-2058	Patrick N. Cunningham --NB to R3	2-20-02	Approval	Approved by CoComm
Z-2059	Patrick N. Cunningham -- R3 to GB	2-20-02	Approval	Approved by CoComm

CASE No.	PETITIONER and REQUEST	DATE of APC HEARING	APC RECOM- MENDATION	ACTION by GOVT.UNIT
Z-2060	Lafayette NHS, Inc. (Old Jeff Centre PD) --R3U to PDMX	3-20-02	Approval	Approved by LafCC
Z-2061	G & L Development (Amelia Sta. PD, Rev.) --PDRS to PDRS	4-17-02	Approval	Approved by LafCC
Z-2062	Habitat for Humanity --I2 to R1B (amended to R1U)	3-20-02	Denial	Approved by LafCC
Z-2063	J. and S. Cochran --A to R1A	3-20-02	Approval	Approved by CoComm
Z-2064	Right Angle Homes (Sag. Pines, Sec. 1 PD) --R2 to PDRS	4-17-02	Approval	Approved by CoComm
Z-2065	Robert H. Kamp --R1B to GB	4-17-02	Approval	Approved by LafCC
Z-2066	Thomas B. Mills --I3 to GB (reduced area)	4-17-02	Approval	Approved by CoComm
Z-2067	American Legion Post 11 --R1A, R1B to NB	5-15-02 6-19-02	Continued Approval	Approved by LafCC
Z-2068	Kenneth Simmons --R3 to R3W	5-15-02 6-19-02	Continued Withdrawn prior to hearing	
Z-2069	George and Ruby Tsao --A to R1	5-15-02	Approval	Approved by CoComm
Z-2070	Daniel A. Teder --GB to I3	5-15-02	Approval	Approved by DtnTnCnsI
Z-2071	T. P. and S. Newett --I3 to R1	6-19-02	Approval	Approved by LafCC

CASE No.	PETITIONER and REQUEST	DATE of APC HEARING	APC RECOM- MENDATION	ACTION by GOVT.UNIT
Z-2072	Wm. Fleischhauer (Waldron Place II PD) --R3W to PDRS	6-19-02	Approval	Approved by WLafCC
Z-2073	Dale and Carol Rhode --R1 to NB	6-19-02	Approval	Approved by CoComm
Z-2074	Dorothy M. Bollock --R1 to R2	7-17-02 8-21-02	Continued No Recommend	Approved by LafCC
Z-2075	Copper Beech, LLP --R1 to R3	6-19-02 7-17-02 8-21-02	Continued Continued Withdrawn prior to hearing	
Z-2076	Mann Properties (Benjamin Crossing PD) --A to PDRS	7-17-02	Approval	Approved by CoComm
Z-2077	McCormick Place, LLC (McCormick Place II PD) --R3 to PDRS	7-17-02	Approval	Approved by WLafCC
Z-2078	Robert Cummings --R1 to A	7-17-02 8-21-02	Continued Approval	Approved by CoComm
Z-2079	Arrowhead Bowl --I3 to GB	7-17-02 8-21-02	Continued Approval	Approved by LafCC
Z-2080	George and Ruby Tsao --A to R1	8-21-02	Approval	Approved by CoComm
Z-2081	Mida Dev. Group, LLC --R1 to R3	8-21-02 10-16-02 12-18-02	Continued Continued Denial	Pending at CoComm
Z-2082	Brian Scaggs --AW to A	9-18-02	Approval	Approved by CoComm

CASE No.	PETITIONER and REQUEST	DATE of APC HEARING	APC RECOM- MENDATION	ACTION by GOVT.UNIT
Z-2083	Jeff Walker --A to I3	9-18-02 10-16-02 11-20-02	Continued Continued Denial	Approved by CoComm
Z-2084	Beachwood, LLC --I3 to R2 (amended from R3)	9-18-02	Approval	Approved by LafCC
Z-2085	Black & Black Props. --A to I1	9-18-02 10-16-02 11-20-02	Continued Continued Approval	Approved by CoComm
Z-2086	Eastland Devel., LLC --R1 to R3W			Withdrawn prior to placement on Agenda
Z-2087	Eastland Devel., LLC --R1 to NB			Withdrawn prior to placement on Agenda
Z-2088	Eastland Devel., LLC --R1 to R2			Withdrawn prior to placement on Agenda
Z-2089	Eastland Devel., LLC --R1 to R1B			Withdrawn prior to placement on Agenda
Z-2090	RBT Devel., LLC --R3 to NB	9-18-02 10-16-02	Continued Approval	Approved by CoComm
Z-2091	Mary Lynne Harmon --R1 to RE	9-18-02	Approval	Approved by CoComm
Z-2092	John Badylak (Wyndham Trace PD, Lot 13 Revised) --PDMX to PDMX	10-16-02	Approval	Approved by CoComm
Z-2093	Julie Ginn (Highland School PD) --R1B to PDRS	10-16-02	Approval	Approved by LafCC

CASE No.	PETITIONER and REQUEST	DATE of APC HEARING	APC RECOM- MENDATION	ACTION by GOVT.UNIT
Z-2094	Copper Beech, LLC --R1 to R3	10-16-02	Denial	Denied by CoComm
Z-2095	Area Plan Commission (Columbian Pk. Nbrhd.) --(GB, NB, MR, R1, R1B, R2, R3 to GB, MR, NB, NBU, R1U, R2U, R3U)	10-16-02	Approval	Approved by LafCC
Z-2096	Habitat for Humanity --I2 to R1U	10-16-02 11-20-02	Continued Continued Approval	Pending at LafCC
Z-2097	Concord Road, LLC (Villas @ Stns Crsng PD) --R3, GB to PDRS	11-20-02 12-18-02	Continued Approval	Approved by CoComm
Z-2098	Mark and Lisa Becker --R2 to NB (amended from GB)	11-20-02 12-18-02	Continued Approval	Pending at LafCC
Z-2099	D. and L. Akridge --I3 to R1	11-20-02 12-18-02	Continued Approval	Pending at LafCC
Z-2100	Franklin L. Spain, Jr. (Haggerty Hollow SD) --AW to RE	11-20-02	Approval	Approved by CoComm
Z-2101	F. and A. Kuipers (Meadowgate Ests. SD) --A to RE	11-20-02 12-18-02	Continued Approval	Approved by CoComm
Z-2102	Kingswood Dev., LLC (Kingswood E. SD) --A to RE	11-20-02 12-18-02	Continued Continued to 1-15-03	
Z-2103	Tbird Design / Ayala --I3 to R2	12-18-02	Approval	Pending at LafCC

CASE No.	PETITIONER and REQUEST	DATE of APC HEARING	APC RECOM- MENDATION	ACTION by GOVT.UNIT
Z-2104	Dave Kiser --R2 to NB	12-18-02	Approval	Pending at LafCC

***ACTION BY AREA PLAN COMMISSION
ON PLANNED DEVELOPMENT
FINAL DETAILED PLANS RESOLUTIONS, 2002***

RES No.	DEVELOPMENT NAME AND PHASE, CASE #	DATE OF APC HEARING	APC ACTION
PD 02-01	Balaji Modur (Z-2018)	2-20-02	Approved
PD 02-02	Sagamore Park Centre (Z-2049)	4-03-02	Approved
PD 02-03	Woodfield Village (Z-2028)	4-17-02	Approved
PD 02-04	West Lafayette City Offices (Z-2044)	4-17-02	Approved
PD 02-05	Hillside Villas II (Z-2029)	5-01-02	Approved
PD 02-06	Hentschell Complex (Z-2050)	6-19-02	Approved
PD 02-07	Waldron Place II (Z-2072)	8-07-02	Approved
PD 02-08	Colony Pines (Z-2064)	8-21-02	Approved
PD 02-09	Amelia Station, Revised (Z-2061)	9-04-02	Approved
PD 02-10	West Street Townhouse 2nd (Z-2019)	9-04-02	Approved

RES No.	DEVELOPMENT NAME AND PHASE, CASE #	DATE OF APC HEARING	APC ACTION
PD 02-11	Hillside Villas II (Z-2029)	11-06-02	Approved
PD 02-12	Woodfield Village (Z-2028)	11-06-02	Approved
PD 02-13	Wyndham Trace, Lot 13 Revised (Z-2092)	11-06-02	Approved
PD 02-14	Blackthorne (Z-2007)	11-06-02	Approved
PD 02-15	Amelia Station, Revised (Z-2061)	11-06-02	Approved
PD 02-16	Highland Park Place, Phase 1 (Z-2093)	11-06-02 11-20-02	Continued Approved

***ACTION BY AREA PLAN COMMISSION STAFF ON CONDO
CONVERSION PLANNED DEVELOPMENT FINAL DETAILED
PLANS CERTIFICATES OF APPROVAL, 2002***

CERT No.	CONDOMINIUM NAME AND CASE #	DATE OF ACTION	APC ACTION
none			

ADMINISTRATIVE ACTION BY AREA PLAN COMMISSION STAFF ON PARCELIZATION REQUESTS, 2002

CASE No.	NAME OF PROPERTY OWNER	NUMBER OF LOTS CREATED	DISPOSITION
Carried over from 1995:			
P95-47	Thomas R. and Susan Null	4	Approved
P95-48	Thomas R. and Susan Null	4	Approved
P95-49	Thomas R. and Susan Null	4	Approved
P95-76	Fred and Greta Perdue	1	Approved
Carried over from 1996			
P96-15	R. Gregg Sutter	4	Expired 10-01-02
P96-27	Donald and Marilyn Miller	1	Expired 10-01-02
P96-57	Wesley Bagnell	2	Incomplete
P96-85	Richard and Carol Bailey	4	Expired 10-01-02
P96-87	Milestone Contractors	2	Expired 10-01-02
Carried over from 1997			
P97-79	Donn K. and Natalie J. Miles	2	Expired 10-01-02
P97-110	Kelly A. Little	2	Approved
Carried over from 1998			
P98-4	Don and Cindy Benadyk	2	Expired 10-01-02
P98-6	Everett D. Riffey	2	Expired 10-01-02
P98-36	Hubert B. vonHolton	2	Expired 10-01-02
P98-60	T. Downar and S. Zentall	1	Expired 10-01-02
Carried over from 2000:			
P00-30	David L. Bowen	1	Expired 10-01-02
P00-47	James and Mark Jones	4	Approved
P00-48	James and Mark Jones	4	Approved
Carried over from 2001:			
P01-07	John S. Castell	1	Expired 10-01-02
P01-11	John D. Frantz	4	Approved
P01-20	Newlin Homes	3	Expired 10-01-02
P01-23	Walter Hayworth	3	Approved
P01-26	Daniel and Beth Ann Terry	3	Approved
P01-37	Delmar and Beverly Harper	4	Denied
P01-42	Terrilee Snow	1	Expired 10-01-02
P01-48	Eastland Development, LLC	4	Approved
P01-51	Larry and Alta Reed	4	Approved
P01-55	Francis and Carolyn Kochert	3	Approved
P01-56	Marjorie Phillips Trust	3	Approved
P01-57	Marjorie Phillips Trust	4	Approved
P01-58	Marjorie Phillips Trust	4	Approved
P01-73	John and Ann Koci	3	Approved

CASE No.	NAME OF PROPERTY OWNER	NUMBER OF LOTS CREATED	DISPOSITION
P01-74	Robert Frazier	4	Approved
P01-75	Donald E. and Goldie Ilene Freeman	3	Approved
P01-76	Gran Haven, LLC	3	Approved
P01-77	Joe E. and Kerk J. Kerkoff	1	Approved
P01-78	R. Gregg Sutter	4	Approved
P01-79	William and Judith Yost	2	Approved
P01-80	Gerald and Nancy Johnston	3	Approved
P01-81	R. Gregg Sutter	3	Withdrawn
P02-01	Harold and Ruth Boesch	4	Approved
P02-02	Jay and Vallery Cherry	4	Approved
P02-03	Jay and Vallery Cherry	2	Approved
P02-04	Jay and Vallery Cherry	4	Approved
P02-05	Jay and Vallery Cherry	4	Approved
P02-06	R. Gregg Sutter	1	Approved
P02-07	R. Gregg Sutter	2	Approved
P02-08	R. Gregg Sutter	2	Approved
P02-09	R. Gregg Sutter	2	Approved
P02-10	R. Gregg Sutter	2	Approved
P02-11	R. Gregg Sutter	2	Approved
P02-12	Kerkhoff Brothers	1	Approved
P02-13	Norsho, LLC	1	Approved
P02-14	Donald J. and Mary I. Welsh	4	Approved
P02-15	Donald J. and Mary I. Welsh	4	Approved
P02-16	Donald J. and Mary I. Welsh	4	Approved
P02-17	Ron and Cindy Marsh Koehler	4	Approved
P02-18	Mary Jo Broshar	1	Approved
P02-19	Stephen Anderson	2	Approved
P02-20	ALEC, LLC	3	Expired 10-01-02
P02-21	Stephen Wagner	4	Approved
P02-22	Janet Frey (Fox)	1	Approved
P02-23	Jason Sutter	4	Approved
P02-24	Estate of Margaret Kerber	1	Approved
P02-25	Theresea L. Shelby	2	Approved
P02-26	Gary Kerkhoff Ranch	4	Approved
P02-27	Ronald L. Kerber	3	Approved
P02-28	Ronald L. Kerber	4	Approved
P02-29	Dale Brown	1	Approved
P02-30	Joseph and Judith Indiano	1	Expired 10-01-02
P02-31	Brent Culver	1	Approved
P02-32	Tara and Maureen Grady	4	Approved
P02-33	Patricia Scott	1	Approved
P02-34	Franklin L. Spain, Jr.	4	Approved
P02-35	Perrin, Sara, Ernest and Becky Fulty	1	Approved

P02-36	Patrick and Elaine McFadden	1	Approved
P02-37	Clarke Howey and Barbara Findlay	1	Approved
P02-38	Clarke Howey and Barbara Findlay	1	Approved
P02-39	Thomas and JoAnn Rohr	1	Approved
P02-40	James C. and LaVonne R. Erdie	4	Approved
P02-41	James C. and LaVonne R. Erdie	4	Approved
P02-42	James C. and LaVonne R. Erdie	1	Approved
P02-43	Joseph L. and Merrily Rehwinkle	2	Expired 10-01-02
P02-44	Robert and Lovella Johnson	2	Approved
P02-45	Troy Kruger and Scott Crowell	4	Denied
P02-46	Maurice V. Cripe, Jr.	3	Approved
P02-47	Geral and Linda Gordon	4	Approved
P02-48	Phyllis M. Johnson	2	Approved
P02-49	Kerkhoff Ranch, Inc.	4	Approved
P02-50	Kerkhoff Ranch, Inc.	4	Approved
P02-51	Kerkhoff Ranch, Inc.	2	Approved
P02-52	Double D Investments, LLC	4	Approved
P02-53	R. Gregg Sutter	4	Withdrawn
P02-54	James and Ruby Jessee	1	Approved
P02-55	Virginia Burkhalter	1	Approved
P02-56	Purdue Research Foundation	1	Approved
P02-57	E. and D. Newton, B. and L. Moore	1	Approved
P02-58	Chad and Kathleen Taylor Hoey	2	Approved
P02-59	Norsho, LLC	2	Denied
P02-60	Mary Perry	4	Approved
P02-61	Kenneth Koch	3	Approved
P02-62	Kenneth Koch	1	Approved
P02-63	Kenneth Koch	3	Approved
P02-64	Joseph Rogers	2	Approved
P02-65	Gary and Mary Schroeder	4	Approved
P02-66	Gary and Mary Schroeder	4	Approved
P02-67	Gary and Mary Schroeder	4	Approved
P02-68	Gary and Mary Schroeder	4	Approved
P02-69	William and Janice Chapman	4	Approved
P02-70	Swanson, Thompson, Perkhiser	1	Approved
P02-71	Ronald and Bernadette Beyers	4	Approved
P02-72	Fei Felix Tan	2	Approved
P02-73	Calvin and Betty Askren	4	Approved
P02-74	Martin and Rita Gick	1	Approved
P02-75	Florence and Patricia VanDermay	2	Approved
P02-76	George T. Kyger	2	Approved
P02-77	Paul E. Sojka	4	Approved
P02-78	Marc A. Vaughn	4	Approved
P02-79	J. Ramirez and D. Cessna	3	Approved
P02-80	Jeffrey Florian	1	Approved
P02-81	William Otten	1	Approved

P02-82	Chuan Ping Ma		Denied
P02-83	Blackfoot Services, Inc.	1	Approved
P02-84	Blackfoot Services, Inc.	4	Approved
P02-85	Thomas and JoAnn Rohr	1	Approved
P02-86	Edward and Betty Newton	1	Denied
P02-87	F. D. Raub and D. R. Roegner	4	Approved
P02-88	John W. Shafer	1	Approved
P02-89	Bruce C. and Kathryn R. Young	3	Approved
P02-90	Michael Howe	2	Approved
P02-91	Mary Ellen and Gerald E. Bilyeu	1	Approved
P02-92	Kenneth Summers, Trustee	1	Approved
P02-93	Linda R. Smith	2	Approved
P02-94	K. and J. Summers, Caring Trust	1	Approved
P02-95	K. and J. Summers, Caring Trust	3	Approved
P02-96	Leo and Clara Rider	1	Approved
P02-97	Kathryn Wilcox	1	Approved
P02-98	Mercedes and Milton Ratliff	2	Approved
P02-99	Genevieve Ade Janssen	1	Denied
P02-100	Newtons and Moore	4	Approved
P02-101	Newtons and Moore	4	Approved
P02-102	Evelyn Mullins	1	Approved
P02-103	Jeff Jewell	2	Approved
P02-104	Fred and Andrea Kuipers	4	Approved
P02-105	Fred and Andrea Kuipers	3	Approved
P02-106	R. Gregg Sutter	4	Approved
P02-107	G. W. and K. A. Mattox	1	Approved
P02-108	James and Pauline Papke	4	Approved
P02-109	James and Pauline Papke	4	Approved
P02-110	Michael and Linda Sims	4	Approved
P02-111	Kelly J. Snouwaert	1	Approved
P02-112	Donita M. MacDonald	4	Approved
P02-113	Daniel and Victoria Cassens	4	Approved
P02-114	Daniel and Victoria Cassens	4	Approved
P02-115	Timothy and Lisa Hombeck	2	Approved
P02-116	Kevin Schroeder	4	Approved
P02-117	Shirl and Gordon Donalson	4	Approved
P02-118	Gutwein Associates	2	Approved
P02-119	Samuel and Martha Brown	1	Approved
P02-120	Samuel and Martha Brown	2	Approved
P02-121	Samuel and Martha Brown	2	Approved
P02-122	Samuel and Martha Brown	4	Approved
P02-123	Fred and Andrea Kuipers	4	Approved
P02-124	Paul Coutts	4	Approved
P02-125	Paul Coutts	3	Approved
P02-126	Jerome and Mary Loser	1	Approved
P02-127	Jerome and Mary Loser	1	Approved

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P02-128	Omer Greives Estate	4	Approved
P02-129	Omer Greives Estate	4	Approved
P02-130	Mildred Halsema	1	Denied
P02-131	William W. Schroeder	3	Incomplete
P02-132	William W. Schroeder	4	Incomplete
P02-133	William W. Schroeder	4	Incomplete
P02-134	Ralph H. Boes Living Trust	3	Approved
P02-135	Priscilla Gerde	1	Approved
P02-136	Ron Koehler	4	Denied
P02-137	R. Gregg Sutter	4	Denied
P02-138	F. D. Raub and D. R. Roegner	2	Approved
P02-139	William W. Schroeder	4	Expired 10-01-02
P02-140	William W. Schroeder	4	Expired 10-01-02
P02-141	William W. Schroeder	4	Approved
P02-142	R. J. and A. M. Adams	1	Incomplete
P02-143	Thomas and Melinda Stolz	4	Incomplete
P02-144	Thomas and Melinda Stolz	2	Denied
P02-145	James D. Scharer	2	Approved
P02-146	Ag Alumni Seed Assoc.	4	Expired 10-01-02
P02-147	Martin and Deborah Musser	1	Approved

ACTION BY AREA PLAN COMMISSION ON SUBDIVISION APPLICATIONS, 2002

CASE	SUBDIVISION NAME	No. of LOTS/DUs	FILING STATUS	APC ACTION and DATE
S-2789	MED Institute Subdivision	1 /	Minor-Final Plat	Approved 8/13/2002
S-2833	Harold E. Bays Minor Subdivision	3 /	Minor-Final Plat	Approved 6/10/2002
S-3059	Winfield Farms Subdivision, Phase 2	1 / 112	Major-Final Plat	Approved 12/9/2002
S-3078	Sagamore Pines Subdivision, Section 2	31 / 31	Major-Final Plat	Approved 10/22/2002
S-3092	Hickory Hills 3rd Subdivision, Phase 1, Sections 1	30 / 30	Major-Final Plat	Approved 6/28/2002
S-3104	Commons at Valley Lakes, Phase 1	72 / 72	Construction Plans	Approved 3/20/2002
S-3117	Prophets Ridge Subdivision	183 / 183	Construction Plans	Approved 5/8/2002
S-3121	Hickory Hills 3rd Subdivision, Phase 1, Sections 1, 2, & 3	106 / 106	Construction Plans	Approved 2/21/2002
S-3125	Wakerobin Estates II Subdivision, Phase 2	33 / 33	Major-Final Plat	Approved 9/4/2002
S-3126	Lilly May Estates	21 / 21	Construction Plans	Approved 9/13/2002
S-3129	Orchard Subdivision, Section 1, Phase 2	4 / 4	Minor-Final Plat	Approved 2/13/2002
S-3137	Stones Crossing Subdivision, Section 1	128 / 169	Construction Plans	Approved 5/16/2002

CASE	SUBDIVISION NAME	No. of LOTS/DUs	FILING STATUS	APC ACTION and DATE
S-3139	Orchard Subdivision, Section 1, Phase 3	5 / 5	Major-Final Plat	Approved 2/13/2002
S-3140	Tykosha Subdivision	2 /	Minor-Sketch Plan	Cond. Appr. 2/6/2002
S-3141	Florian Subdivision	4 /	Minor-Sketch Plan	Dismissed
S-3142	Pam Roberts Subdivision	4 / 4	Minor-Sketch Plan	Cond. Appr 2/6/2002
S-3143	Harrison Highlands Subdivision	112 / 112	Major- Preliminary Plat	Cond. Appr. 2/20/2002
S-3148	Hadley Moors Subdivision, Part 5, Phase 1	27 / 27	Construction Plans	Approved 1/8/2002
S-3149	26 Crossings Subdivision, Phase 2, Part 10	4 /	Major-Final Plat	Approved 2/13/2002
S-3150	Foxfire at Valley Lakes Subdivision	1 / 368	Major- Preliminary Plat	Cond. Appr. 2/20/2002
S-3151	Raintree Apartments, Phase 1	7 / 184	Major- Preliminary Plat	Cond. Appr. 2/20/2002
S-3152	Paramount - Lakeshore Subdivision	5 /	Major- Preliminary Plat	Cond. Appr. 3/20/2002
S-3153	Creekside Subdivision	42 / 42	Major- Preliminary Plat	Cond. Appr. 4/17/2002
S-3154	Beck Development LLC Subdivision	13 /	Construction Plans	Approved 2/11/2002
S-3155	Commons at Valley Lakes, Phase 1, Part 1	60 / 60	Major-Final Plat	Approved 4/26/2002

CASE	SUBDIVISION NAME	No. of LOTS/DUs	FILING STATUS	APC ACTION and DATE
S-3156	Eastway Plaza Subdivision	2 /	Major-Sketch Plan	-----
S-3158	Gateway Park Commercial	14 /	Construction Plans	Approved 8/13/2002
S-3159	Purdue Research Park, Phase 2, Part 3	11 /	Major-Sketch Plan	-----
S-3160	Butler Meadows Subdivision	109 / 109	Major-Sketch Plan	-----
S-3161	Copper Beech Town Homes	1 / 221	Major- Preliminary Plat	Cond. Appr. 3/20/2002
S-3162	Austin Haven Subdivision	2 / 2	Minor-Final Plat	Approved 5/14/2002
S-3163	Beck Development LLC Subdivision, Section 1, Phase 1	2 /	Major-Final Plat	Approved 3/20/2002
S-3164	Valley View Minor Subdivision	4 / 4	Minor-Sketch Plan	Cond. Appr. 4/3/2002
S-3165	Pam Roberts Subdivision	4 / 4	Minor-Final Plat	Approved 4/9/2002
S-3166	Orchard Subdivision, Phase 2	35 / 35	Major-Sketch Plan	-----
S-3167	Bridlewood Subdivision, Phase 1, Part 2	78 / 78	Major-Sketch Plan	-----
S-3168	Butler Meadows Subdivision	108 / 108	Major- Preliminary Plat	Cond. Appr. 4/17/2002
S-3169	Valley Lakes Shoppes Subdivision	6 /	Major-Sketch Plan	-----

CASE	SUBDIVISION NAME	No. of LOTS/DUs	FILING STATUS	APC ACTION and DATE
S-3170	Eastway Plaza Subdivision	2 /	Major- Preliminary Plat	Cond. Appr. 4/17/2002
S-3171	Dilley Subdivision	4 /	Major-Sketch Plan	-----
S-3173	Purdue Research Park, Phase 2, Part 3	11 /	Major- Preliminary Plat	Cond. Appr. 5/15/2002
S-3174	Shawnee Ridge Subdivision, Phase 2	54 / 54	Construction Plans	Approved 3/20/2002
S-3175	Winding Creek Subdivision, Replat of Section 1	11 / 11	Major-Final Plat	Approved 8/13/2002
S-3176	Tykosha Subdivision	2 /	Minor-Final Plat	Approved 4/17/2002
S-3177	Foxfire at Valley Lakes Subdivision, Regal Valley Drive	0 / 0	Construction Plans	Approved 4/10/2002
S-3178	Eagles Nest Farms, Phase 1, Sections 1, 2, 3	101 / 101	Major-Sketch Plan	-----
S-3179	Joyner Minor Industrial Subdivision	1 /	Minor-Sketch Plan	Cond. Appr. 6/5/2002
S-3180	Bridlewood Subdivision, Phase 1, Part 2	78 / 78	Major- Preliminary Plat	Cond. Appr. 6/19/2002
S-3181	Valley Lakes Shoppes Subdivision	6 /	Major- Preliminary Plat	Cond. Appr. 7/17/2002
S-3182	Dilley Subdivision	4 /	Major- Preliminary Plat	Cond. Appr. 5/15/2002
S-3183	Huntington Farms, Phases 3 & 4	91 / 91	Major-Sketch Plan	-----

CASE	SUBDIVISION NAME	No. of LOTS/DUs	FILING STATUS	APC ACTION and DATE
S-3184	Benham Minor Subdivision	2 / 2	Minor-Final Plat	Approved 5/30/2002
S-3185	Beck Development LLC Subdivision, Section 1, Phase 2	2 /	Major-Final Plat	Approved 5/30/2002
S-3186	Painted Hills Subdivision	4 / 4	Minor-Sketch Plan	Cond. Appr. 6/19/2002
S-3187	Lafayette Redevelopment Subdivision	5 /	Major-Sketch Plan	-----
S-3188	Eastway Plaza Subdivision	2 /	Major-Final Plat	Approved 6/10/2002
S-3189	Huntington Farms, Phases 3 & 4	90 / 90	Major- Preliminary Plat	Cond. Appr. 9/18/2002
S-3190	China Garden Minor Subdivision	2 /	Minor-Sketch Plan	Cond. Appr. 7/3/2002
S-3191	Orchard Subdivision, Phase 2	35 / 35	Major- Preliminary Plat	Cond. Appr. 6/19/2002
S-3192	Slagel Minor Subdivision	2 / 2	Minor-Sketch Plan	Cond. Appr. 7/3/2002
S-3194	Skidmore Minor Subdivision	2 / 2	Minor-Sketch Plan	Cond. Appr. 8/7/2002
S-3197	Lafayette Redevelopment Subdivision	4 /	Major- Preliminary Plat	Cond. Appr. 7/17/2002
S-3198	Shawnee Ridge Subdivision, Phase 3	12 / 12	Major- Preliminary Plat	Cond. Appr. 7/17/2002
S-3199	Hankins Subdivision	4 / 4	Minor-Sketch Plan	Cond. Appr. 7/17/2002

CASE	SUBDIVISION NAME	No. of LOTS/DUs	FILING STATUS	APC ACTION and DATE
S-3200	Romney Run Subdivision, Phase 3	53 / 53	Major-Sketch Plan	-----
S-3201	Lindberg Village Subdivision, Phase 3	89 / 115	Major-Final Plat	Approved 8/9/2002
S-3202	Creekside Subdivision	42 / 42	Construction Plans	Approved 7/19/2002
S-3204	Joyner Minor Industrial Subdivision	1 /	Minor-Final Plat	Approved 8/7/2002
S-3205	Romney Run Subdivision, Phase 3	53 / 53	Major-Preliminary Plat	Cond. Appr. 8/21/2002
S-3206	China Garden Minor Subdivision	2 /	Minor-Final Plat	Approved 8/9/2002
S-3207	Copper Beech Town Homes	1 / 221	Construction Plans	Approved 8/13/2002
S-3209	Deerfield Farms Subdivision, Section 4	61 / 61	Major-Final Plat	Approved 10/30/2002
S-3210	Slagel Minor Subdivision	2 / 2	Minor-Final Plat	Approved 8/22/2002
S-3211	Lafayette Redevelopment Subdivision	4 /	Major-Final Plat	Approved 9/19/2002
S-3212	Eagles Nest Farms, Phase 1, Sections 1, 2, 3, 4 & 5	200 / 200	Major-Sketch Plan	-----
S-3214	Norsho Minor Subdivision	3 /	Minor-Sketch Plan	Cond. Appr. 10/2/2002
S-3215	Copper Beech Town Homes	1 / 221	Major-Final Plat	Approved 10/2/2002

CASE	SUBDIVISION NAME	No. of LOTS/DUs	FILING STATUS	APC ACTION and DATE
S-3216	Shawnee Ridge Subdivision, Phase 2	54 / 54	Major-Final Plat	Approved 10/1/2002
S-3217	Tippecanoe Plaza Minor Subdivision #4	1 /	Minor-Final Plat	Approved 9/30/2002
S-3219	Raintree Apartments, Phase 1	7 / 184	Construction Plans	Approved 9/13/2002
S-3220	Beyers Minor Subdivision	1 / 1	Minor-Sketch Plan	Cond. Appr. 10/16/2002
S-3221	Brothers Subdivision	2 /	Minor-Sketch Plan	Cond. Appr. 10/16/2002
S-3222	Wabash Village Minor Subdivision No. 2	1 /	Minor-Sketch Plan	Cond. Appr. 10/16/2002
S-3223	Teal Center Minor Subdivision	2 /	Minor-Sketch Plan	Cond. Appr. 10/16/2002
S-3224	Hadley Moors Subdivision, Part 5, Phase 1	27 / 27	Major-Final Plat	Approved 10/16/2002
S-3225	Commons at Valley Lakes, Phase 1, Part 2	11 / 11	Major-Final Plat	Approved 10/1/2002
S-3226	Hankins Subdivision	4 / 4	Minor-Final Plat	Approved 10/9/2002
S-3227	Painted Hills Subdivision	4 / 4	Minor-Final Plat	Approved 9/20/2002
S-3229	Creekside Subdivision	42 / 42	Major-Final Plat	Approved 10/31/2002
S-3231	River Bluffs Subdivision, Part 4 & Replat of Lots 16 - 18 in Part 1	15 / 15	Major-Sketch Plan	-----

CASE	SUBDIVISION NAME	No. of LOTS/DUs	FILING STATUS	APC ACTION and DATE
S-3232	Beck Development LLC Subdivision, Section 1, Phase 3	2 /	Major-Final Plat	Approved 11/20/2002
S-3233	Shorter Commercial Subdivision, Replat of Section 2	3 /	Major- Preliminary Plat	Cond. Appr. 12/18/2002
S-3234	Harmon Subdivision	2 / 2	Rural Estate-Prelimina	Cond. Appr. 11/6/2002
S-3235	Landing at Valley Lakes Subdivision, Phase 3	42 / 42	Construction Plans	Approved 10/21/2002
S-3236	Faith Baptist Subdivision	21 / 21	Major-Sketch Plan	-----
S-3238	Alexander's Subdivision, Replat of Lot 3	2 / 2	Minor-Sketch Plan	Cond. Appr. 11/20/2002
S-3239	Burroughs Street Subdivision	2 /	Minor-Sketch Plan	Cond. Appr. 11/20/2002
S-3240	Eagles Nest Farms, Phase 1, Sections 1, 2, 3, 4 & 5	202 / 202	Major- Preliminary Plat	Cond. Appr. 12/18/2002
S-3242	River Bluffs Subdivision, Part 2 & Replat of Lot 13 in Part 1	14 / 14	Major- Preliminary Plat	Cond. Appr. 11/20/2002
S-3243	River Bluffs Subdivision, Part 4 & Replat of Lots 16 - 18 in Part 1	15 / 15	Major- Preliminary Plat	Cond. Appr. 11/20/2002
S-3248	Saddlebrook Estates, Phase 3, Part 2	64 / 64	Major-Final Plat	Approved 12/9/2002
S-3250	Cook Subdivision	2 / 2	Minor-Sketch Plan	Cond. Appr. 12/4/2002
S-3252	Mennen Dayton Subdivision	2 / 2	Minor-Sketch Plan	Cond. Appr. 12/4/2002

CASE	SUBDIVISION NAME	No. of LOTS/DUs	FILING STATUS	APC ACTION and DATE
S-3253	Raineybrook Subdivision, Part 2, Section 1	55 / 55	Construction Plans	Approved 11/18/2002
S-3254	Wabash Village Minor Subdivision No. 2	1 /	Minor-Final Plat	Approved 11/22/2002
S-3255	Lakeshore Subdivision, Phase 2	1 /	Major-Sketch Plan	-----
S-3256	Carr Subdivision	1 / 1	Minor-Sketch Plan	Cond. Appr. 12/18/2002
S-3258	Brothers Subdivision	2 /	Minor-Final Plat	Approved 11/22/2002
S-3259	Norsho Minor Subdivision	3 /	Minor-Final Plat	Approved 11/22/2002
S-3260	52 South Industrial Subdivision, Phase 2	11 /	Construction Plans	Approved 12/9/2002
S-3263	Daugherty Commerce Center, Lots 34B and 34C	2 /	Major-Final Plat	Approved 12/20/2002
S-3264	Teal Center Minor Subdivision	2 /	Minor-Final Plat	Approved 12/9/2002
S-3265	Sweetbriar 5th Subdivision Plan	9 / 56	Major-Sketch	-----

ACTION BY AREA PLAN COMMISSION ON RURAL ESTATE SUBDIVISION APPLICATIONS, 2002

CASE No.	SUBDIVISION NAME	No.of LOTS	FILING STATUS	APC ACTION and DATE
RE-0001 (S-3213)	Harmon	2	RE Sketch Plan	-----
RE-0002 (S 3234)	Harmon	2	RE Preliminary Plat	Cond. Appr. 11-06-02
RE-0003 (S-3244)	Haggerty Hollow	12	RE Sketch Plan	-----
RE-0004 (S-3245)	Meadowgate Ests.	12	RE Sketch Plan	-----
RE-0005 (S-3246)	Kingswood	12	RE Sketch Plan	-----

AMENDMENTS TO THE ZONING AND SUBDIVISION ORDINANCES AND THE COMPREHENSIVE PLAN, 2002

UNIFIED ZONING ORDINANCE (UZO):

CHAP	DESCRIPTION	ACTIONS TAKEN	DATE
3	The 26th amendment clarifies the nature of regulated public utilities in Footnote 19 of the Permitted Use Table.	APC: Approved TCo: Adopted Laf: Adopted WLF: Adopted Dtn: Adopted BGr: Adopted Clk: Adopted	1-16-02 2-04-02 2-04-02 2-04-02 2-04-02 2-19-02 2-11-02
1	The 27th amendment adds an additional rural zone, and restrictions and regulations pertaining to it, to be called RE, Rural Estate Zone. Created in conjunction with <i>USO</i> amendments #1-02 and #2-02, revising the rules for parcelization, and establishing the Rural Estate Subdivision.	APC: Approved	6-19-02
2		TCo: Adopted	7-01-02
3		Laf: Adopted	7-01-02
4		WLF: Adopted	7-01-02
5		Dtn: Adopted	7-01-02
6		BGr: Adopted	7-08-02
D		Clk: Adopted	7-08-02
1	The 28th amendment modifies the definitions of “integrated center” and “office building” by removing the percentages of retailing required to qualify, thus simplifying the method by which signage is calculated for these multi-use facilities.	APC: Approved	2-20-02
		TCo: Adopted	3-04-02
		Laf: Adopted	3-04-02
		WLF: Adopted	4-01-02
		Dtn: Adopted	3-04-02
		BGr: Adopted	5-21-02
		Clk: Adopted	3-11-02
Battle Ground adopted by default, having not acted on the amendment for 90 days after its certification			
1	The 29th amendment , as amended at the Public Hearing, permits and specifies requirements for rural outdoor advertising signs. The amendments adds 2 new appendices: F-1 and F-2 .	APC: Approved	5-15-02
4		TCo: Adopted	6-03-02
6		Laf: Adopted	6-03-02
F		WLF: Adopted	6-03-02
		Dtn: Adopted	6-03-02
		BGr: Adopted	6-10-02
		Clk: Adopted	6-10-02

UNIFIED ZONING ORDINANCE (UZO):

CHAP	DESCRIPTION	ACTIONS TAKEN	DATE
2 4	The 30th amendment modifies front and rear setbacks for R1U, R2U and R3U zones.	APC: Approved TCo: Adopted Laf: Adopted WLF: Adopted Dtn: Adopted BGr: Adopted Clk: Adopted	6-19-02 7-01-02 7-01-02 7-01-02 7-01-02 9-09-02 7-08-02
1 2 3 4 5	The 31st amendment modifies nine sections that include: reference to the <i>Indiana Residential Code</i> ; 5 primary use table changes; increased area for lots on septic systems, and 4 minor additions and corrections.	APC: Approved TCo: Adopted Laf: Adopted WLF: Adopted Dtn: Adopted BGr: Adopted Clk: Adopted	8-21-02 9-04-02 9-09-02 9-03-02 9-09-02 10-7-02 9-09-02

UNIFIED SUBDIVISION ORDINANCE (USO):

CHAP	DESCRIPTION	ACTIONS TAKEN	DATE
3	2002 amendment #1 revises the rules and requirements for parcelization, to take effect October 1, 2002. Adopted in conjunction With <i>UZO</i> amendment #27 establishing the RE, Rural Estate Zone, and <i>USO</i> amendment #2, establishing the Rural Estate Subdivision.	APC: Approved TCo: Adopted Laf: Adopted WLF: Adopted Dtn: Adopted BGr: Adopted Clk: Adopted	6-19-02 7-01-02 7-01-02 7-01-02 7-01-02 9-09-02 7-08-02
2	2002 amendment #2 creates a new category of subdivision, the Rural Estate Subdivision, and specifies procedures and requirements that pertain to it. Adopted in conjunction with <i>UZO</i> amendment #27 establishing the RE, Rural Estate Zone, and <i>USO</i> amendment #1, revising parcelization rules.	APC: Approved TCo: Adopted Laf: Adopted WLF: Adopted Dtn: Adopted BGr: Adopted Clk: Adopted	6-19-02 7-01-02 7-01-02 7-01-02 7-01-02 7-08-02 7-08-02

COMPREHENSIVE PLAN:

ELEMENT	DESCRIPTION	ACTIONS TAKEN	DATE
Land Use	Establishes a preferred land use future for the Columbian Park Neighborhood.	APC: Approved Laf: Adopted	6-19-02 7-01-02

ADDITIONAL AREA PLAN COMMISSION AND AREA BOARD OF ZONING APPEALS ACTION, 2002

TRANSPORTATION-RELATED ACTIVITY:

DATE	ACTION
1-16-02	Resolution T-01-11: APC unanimously voted to urge the Governor and State Assembly to consider adopting an increase in the gas tax to fund needed construction and maintenance of state and local highways, streets and roads.
2-01-02	Resolution T-02-1: The APC Executive Committee voted unanimously to amend the FY 2002 Transportation Improvement Program regarding INDOT requests for resurfacing SR26, improving intersections on SR25, and adding 9 additional projects, and West Lafayette and Lafayette requests for enhancement funds for trail extensions.
5-15-02	Resolution T-02-2: APC voted to continue this adoption of the FY 2003 Unified Planning Work Program to the 6-05-02 Executive Committee Meeting.
5-15-02	Resolution T-02-3: APC voted unanimously that INDOT expand the Metropolitan Planning Area boundary to be coterminous with that of Tippecanoe County. Resolution T-02-2: APC's Executive Committee voted unanimously to adopt the Fiscal Year 2003 Unified Planning Work Program (UPWP).
6-19-02	Resolution T-02-4: APC voted unanimously to amend the FY 2002 Transportation Improvement Program regarding additional funding for CityBus to purchase security cameras. Resolution T-02-5: APC unanimously adopted the FY '03 TIP.
8-21-02	Resolution T-02-6: APC unanimously asserted compliance of the TIP '03 with the 1990 Clean Air Act Amendments.
10-16-02	Resolution T-02-7: APC unanimously amended the FY 2003 Unified Planning Work Program to include CityBus' CY 2003 planning activities.
12-18-02	Resolution T-02-8: APC unanimously asserted compliance with transportation planning requirements, authorizing the Executive Director to sign the Certification Statement.

MOBILE HOME PARK APPROVALS:

DATE	ACTION
	none

SUBDIVISION EXTENSIONS AND PLAT VACATIONS:

DATE	ACTION
1-16-02	S-2221, 26 Crossings: APC unanimously voted to extend, for the second time, conditional primary approval to February 15, 2004.
1-16-02	S-2228, Deerfield Farms, Revised: APC unanimously voted to extend, for the second time, conditional primary approval to February 15, 2004.
1-16-02	S-2485, River Bluffs, Part 2, and Phase 2 of Part 3: APC unanimously voted to extend conditional primary approval to February 19, 2004.
2-20-02	V-38: APC unanimously voted to vacate all of Lots 2, 3 and parts of Lots 1 and 4 in Taylor and Stillwell's addition at the southwest corner of Fowler and Vine Streets in West Lafayette.
4-17-02	V-39: APC unanimously voted to vacate Lots 22 and 23 in Carriage Estates Subdivision, Part I at 4007 Bridle Lane in Wabash Township.
4-17-02	V-40: APC unanimously voted to vacate lots 181 and 182 in the Extension of the Town of Clarksville, now Clarks Hill, at 9614 White Street.
9-04-02	S-2255, Wakerobin Estates II: APC unanimously voted to extend, for the second time, conditional primary approval to September 4, 2004.
12-18-02	S-2378, Stonehenge: APC unanimously voted to extend, for the second time, conditional primary approval to March 20, 2005.

MISCELLANEOUS:

DATE	ACTION
6-19-02	Resolution 02-01: APC unanimously voted support for Vision 2020's nomination of North and South River Roads and Division Road as a Scenic Byway, between I-65 and Ross Hills Road.
12-18-02	APC Bylaws: APC unanimously amended the Bylaws thus naming the Executive Director Secretary of the Commission, and an Assistant Director Secretary Pro Tempore in the Executive Director's absence.
12-18-02	APC Bylaws: APC unanimously established new fee schedules to defray administrative costs of staff reviews, to be appended to the Bylaws of both APC and ABZA.

**ADMINISTRATIVE ACTION BY
AREA PLAN COMMISSION STAFF ON REQUESTS FOR
IMPROVEMENT LOCATION (BUILDING) PERMITS, 2002**

TOWN OF BATTLE GROUND:

CASE No.	APPLICANT	IMPROVEMENT	ACTION	VALUE
01-68	Larry and Becky Thellar	room addition	Issued 1-14-02	\$44000
02-05	Daryl and Sevina Sakel	room addition	Issued 5-13-02	\$25000
02-08	Joseph and Miriam Waters	unenclosed deck	Issued 3-29-02	\$650
02-26	Pat and Donna Clancy	storage shed	Issued 4-29-02	\$3000
02-28	Julie and Jay Cook	move tree house	Issued 5-3-02	\$15-20000
02-30	Foley Homes, Inc.	single-family home	Issued 5-31-02	\$293335
02-31	William Sulfridge	porch, room addition	VOID	\$15000
02-35	Hui H. and Kathleen Lee	finished basement	Issued 6-15-02	\$5000
02-39	Kevin Bachelder	foundation for home to be moved on-site	Issued 6-24-02	\$90000
02-42	Bruce Gunstra Builders, Inc.	single-family home	Issued 8-06-02	\$180000
02-45	Steve Egly	garage	Issued 9-04-02	\$1000

CASE No.	APPLICANT	IMPROVEMENT	ACTION	VALUE
02-47	Irene Sims	old deck demolition, new deck	Issued 9-03-02	\$3500
02-50	Jeff Julian	uncovered deck	Issued 9-19-02	\$3500
02-55	Sherry L. Million	house / garage demolition	Issued 10-21-02	-----
02-57	Joseph and Miriam Walters	garage	Issued 10-17-02	\$12000
02-58	David D. Went	covered porch	Approved (not issued) 11-4-02	\$600
02-59	Thomas Dano	sunroom addition	Issued 10-25-02	\$52000
02-60	Jane Turpin	garage addition	Issued 11-02-02	\$6800
02-68	John Griese Norfleet Builders	single-family dwelling	Issued 11-27-02	\$325000
02-72	Ronald & Mary Vlahos	spa tub & room addition	Issued 12-09-02	\$15000
TOTAL ESTIMATED CONSTRUCTION VALUE:				\$1080385

TOWN OF DAYTON:

CASE No.	APPLICANT	IMPROVEMENT	ACTION	VALUE
02-01	Jim Kiracofe	single-family home	Issued 1-16-02	\$110000
02-02	Tom and LaDonna Snyder	room addition	Issued 2-11-02	\$41600
02-03	Randy Denham	house demolition	Issued 2-12-02	-----
02-04	Ron Koehler	store upgrade and electrical	Issued 2-14-02	\$50000
02-07	MacAllister Machinery Co.	expansion	Denied 4-24-02	----- See 02-37
02-11	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-17-02	\$104000
02-12	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-17-02	\$104000
02-13	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-17-02	\$104000
02-14	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-17-02	\$104000
02-15	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 5-01-02	\$104000
02-16	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 5-31-02	\$104000
02-17	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-17-02	\$104000
02-18	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-24-02	\$104000

CASE No.	APPLICANT	IMPROVEMENT	ACTION	VALUE
02-19	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-17-02	\$104000
02-20	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-17-02	\$104000
02-21	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-17-02	\$104000
02-22	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 5-01-02	\$104000
02-23	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-17-02	\$104000
02-24	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-24-02	\$104000
02-25	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 4-17-02	\$104000
02-27	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 5-01-02	\$104000
02-32	Jon Thayer	deck	Issued 5-22-02	\$2000
02-33	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 5-31-02	\$100000
02-34	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 5-31-02	\$100000
02-37	MacAllister Machinery	addition to plant and remodeling	Issued 6-28-02	\$1500000
02-40	Jim Kiracofe	deck (built without permit)	fee paid 6-18-02	\$2000

CASE No.	APPLICANT	IMPROVEMENT	ACTION	VALUE
02-41	Robert Brown	garage addition	Issued 8-13-02	\$14000
02-43	Scott and Melissa Guinn	shed	Issued 8-16-02	\$1000
02-46	Alan and Darla Beavers	roofed deck	Issued 9-03-02	\$9000
02-49	R & R Construction	deck	Issued 9-24-02	\$500
02-51	Bob Greene	single-family dwelling	Issued 9-25-02	\$60000
02-52	Jim Kirakofe Cathedral	old deck demolition, new deck	Issued 9-24-02	\$105000
02-53	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 9-24-02	\$90000
02-54	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 9-24-02	\$90000
02-56	LaRue Courtney	garage	Issued 10-17-02	\$6500
02-61	Charles and Sue Wesner	covered porch	Issued 11-18-02	\$1000
02-62	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 5-31-02	\$108000
02-63	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 5-31-02	\$108000
02-64	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 5-31-02	\$108000
02-65	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 5-31-02	\$108000

02-66	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 12-03-02	\$108000
02-67	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 11-12-02	\$108000
02-69	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 12-03-02	\$108000
02-70	Jim Kirakofe Cathedral Homes	single-family dwelling	Issued 12-03-02	\$108000
TOTAL ESTIMATED CONSTRUCTION VALUE:				\$4810600\$

TOWN OF CLARKS HILL:

CASE No.	APPLICANT	IMPROVEMENT	ACTION	VALUE
02-10	Steven Lytle	house demolition	Issued 4-01-02	-----
02-29	Rickey A. Culp	shed	Issued 5-13-02	\$1700
02-38	James and Kimberly Blevins	pole building	Issued 6-12-02	\$10000
02-44	Cheryl L. Lister	pole garage	Issued 8-25-00	\$10000
02-48	Michael and Carla Stearns	house demolition	Issued 2-28-02	-----
TOTAL ESTIMATED CONSTRUCTION VALUE:				\$21700

FIVE-YEAR SUMMARY OF AREA BOARD OF ZONING APPEALS ACTIVITY, 1998 through 2002

CASES FILED AND REQUESTS MADE										
	1998		1999		2000		2001		2002	
	CAS REQ		CAS REQ		CAS REQ		CAS REQ		CAS REQ	
VARIANCES	32	53	24	33	25	39	28	48	20	31
SPEC. EXCEPTIONS	11	11	7	7	8	8	14	14	11	11
APPEALS	1	1	0	0	0	0	0	0	3	3
TOTALS	44	65	31	40	33	47	42	62	34	45

VARIANCE REQUESTS										
	1998		1999		2000		2001		2002	
GRANTED	23		18		19		24		17	
DENIED	21		9		5		7		1	
WITHDRAWN	6		2		9		8		4	
DISMISSED / NO ACTION / VOID	1		1		3		8		6	
INCOMPLETE	0		0		0		0		0	
CONTINUED TO NEXT YEAR	0		3		3		1		3	
TOTALS	51		33		39		48		31	

SPECIAL EXCEPTION REQUESTS										
	1998		1999		2000		2001		2002	
GRANTED	9		3		6		10		8	
DENIED	1		1		0		0		0	
WITHDRAWN	1		1		1		2		2	
DISMISSED / NO ACTION	0		1		0		1		1	
INCOMPLETE	0		0		0		0		0	
CONTINUED TO NEXT YEAR	0		1		1		1		0	
TOTALS	11		7		8		14		11	

APPEALS OF ADMINISTRATIVE OFFICERS' DECISIONS					
	1998	1999	2000	2001	2002
AFFIRMED	0	0	0	0	1
REVERSED	1	0	0	0	0
WITHDRAWN	0	0	0	0	2
DISMISSED	0	0	0	0	0
CONTINUED TO NEXT YEAR	0	0	0	0	0
TOTALS	1	0	0	0	3

ACTION BY AREA BOARD OF ZONING APPEALS ON VARIANCE REQUESTS, 2002

CASE No.	PETITIONER and VARIANCE REQUEST	DATE of ABZA HRNG.	ABZA ACTION
BZA-1594	Michael J. and Nancy A. Thiel --Shiron Dr. setback to 6.5"	12-05-01 1-23-02 2-27-02	Continued Continued Granted
BZA-1601	Ronald W. Wallace --MHC on 3.1 acres	1-23-02 2-27-02 3-27-02	Continued Continued Granted
BZA-1606	John R. Basham II and Connie L. Basham --front setback to 14'	3-27-02	Granted
BZA-1607	Daniel and Sevina Sakel --lot coverage to 29%	4-24-02	Granted
BZA-1608	Bioanalytical Systems, Inc. --lot coverage to 26.7%	4-24-02	Granted
BZA-1609	VOID		
BZA-1610	Magic Light Neon Sign Company --signage to 66.5 sq.ft.	5-22-02	Withdrawn
BZA-1611	H & L Development, LLC --lot coverage to 38.76% --vegetative cover to 23.7%	5-22-02 5-22-02	Granted Granted
BZA-1612	Daniel and Cecilia E. Luce --north setback to 24' for kennel --south setback to 24' for kennel	5-22-02 6-26-02 5-22-02 6-26-02	Continued Withdrawn Continued Withdrawn
BZA-1614	Kelly John Good --Sagamore Pkwy setback to 55' --rear setback to 0'	6-26-02 6-26-02	Granted Granted

CASE No.	PETITIONER and VARIANCE REQUEST	DATE of ABZA HRNG.	ABZA ACTION
BZA-1615	David Kovich --front setbacks to 15'	6-26-02	Granted
BZA-1616	West Lafayette Community School Corporation --freestanding sign to 40 sq.ft. (amended to 32 sq.ft.) --signage to 40 sq.ft. (amended to 72 sq.ft.)	8-28-02 9-25-02 8-28-02 9-25-02	Continued Granted Continued Granted
BZA-1617	Vintage Apartments, LLC --Littleton St. setback to 20'	8-28-02 9-25-02	Continued Granted
BZA-1619	Cindy Green --front setback to 21'	8-28-02	Granted
BZA-1620	Wildcat Wildlife Center, Inc. --front setback to 28' --rear setback to 3' --east side setback to 4' --west side setback to 6' --lot size to 1.167 acres --no temp. control, mechanical ventilation	8-28-02 8-28-02 8-28-02 8-28-02 8-28-02 8-28-02	Denied Not heard Not heard Not heard Not heard Not heard
BZA-1623	Damir Urmeyev --side setback to 3.9'	8-28-02 9-25-02 10-23-02	Continued Continued Granted
BZA-1626	Crown Communications, Inc. --tower setback along I-65 to 47'	9-25-02	Granted
BZA-1627	James Andrew --signage to 157 sq.ft. --freestanding sign to 82 sq.ft. --sign setback to 5'	12-04-02 12-04-02 12-04-02	Withdrawn Cont. to 1-22-03 Cont. to 1-22-03
BZA-1628	Marie and Donald Swoverland --front setback to 8'	12-04-02	Granted
BZA-1629	Hawkins Outdoor Advertising --billboard to 243' from residential zone	12-04-02	Cont. to 1-22-03

ACTION BY AREA BOARD OF ZONING APPEALS ON SPECIAL EXCEPTION REQUESTS, 2002

CASE No.	PETITIONER and SPECIAL EXCEPTION REQUEST	DATE of ABZA HRNG.	ABZA ACTION
BZA-1595	UNIsite, Inc. --primary comm. tower and sheds	1-23-02 2-27-02	Continued Withdrawn
BZA-1597	Lyn Treece Boys and Girls Club --expand educational facility	1-23-02 2-27-02	Continued Granted
BZA-1599	Taylor Enterprises, Inc. --expand outdoor amusements	1-23-02 2-27-02	Continued Granted
BZA-1600	Taylor Enterprises, Inc. --go-cart track	1-23-02 2-27-02	Continued Granted
BZA-1604	Sprint PCS --primary communications tower	2-27-02	Withdrawn
BZA-1605	Daniel Jr. and Cecilia E. Luce --dog breeding kennel	3-27-02 5-22-02 6-26-02	Continued Continued Granted
BZA-1613	Lafayette Bickford Cottage, LLC --assisted living facility	6-26-02	Granted
BZA-1618	Frosty Management, Inc. --drive-thru service in NB	8-28-02	Granted
BZA-1621	Wildcat Wildlife Center, Inc. --animal shelter in AW	8-28-02	Not heard
BZA-1622	Crown Communications, Inc. --primary communications tower	9-25-02	Granted
BZA-1624	Brian Scaggs --miscellaneous repair shop	10-23-02	Granted

***ACTION BY AREA BOARD OF ZONING APPEALS ON
APPEALS OF ADMINISTRATIVE OFFICERS' DECISIONS, 2002***

CASE No.	PETITIONER and APPEAL	DATE of ABZA HEARING	ABZA ACTION
BZA-1598	The Boiler Room, Inc. --WL City Engineer denied permit for rooftop deck at drinking establishment on State Street	1-23-02 2-27-02 3-25-02 4-24-02	Continued Continued Work Session Decision affirmed
BZA-1603	Andrew Family Farm Trust --illegal junkyard	2-27-02	Withdrawn
BZA-1625	Alan R. and Janet S. Kemper --placement of 2 signs	9-25-02	Withdrawn

***ACTION BY AREA BOARD OF ZONING APPEALS ON
REQUESTS TO RELEASE RECLAMATION PLANS, 2002***

CASE No.	PETITIONER and APPEAL	DATE of ABZA HEARING	ABZA ACTION
BZA-786 BZA-1003 BZA-1331	Ora P. and Katherine Harner	2-27-02	Granted
BZA-1534	Blackfoot Services, Inc.	1-23-02 2-27-02	Continued Granted

ROSTER OF ADMINISTRATIVE COMMITTEE OF THE GREATER LAFAYETTE TRANSPORTATION & DEVELOPMENT STUDY MEMBERS, 2002

NAME	AFFILIATION
Voting Members:	
David Heath	Mayor of the City of Lafayette – Chairman
Sonya Margerum	Mayor of the City of West Lafayette
Dave Byers	President of the County Council
John Knochel	President of the County Commissioners
Jack Rhoda	President of the Area Plan Commission
Dennis Probasco	President of the Lafayette City Council
Gil Satterly	President of the West Lafayette City Council
Rebecca Miller	President of the Lafayette Board of Works
Jack Otten	Chairman of the GLPTC
Carter Keith	Rep. Of the Indiana Dept of Transportation
Non-Voting Members:	
Tony DeSimone	Rep of US Dept of Transportation, FHWA
James Hawley	Exec. Director of Area Plan Comm. - Secretary
Sherry McLauchlan	Director of Lafayette Redevelopment Comm.
Opal Kuhl	City Engineer of Lafayette
Dana Smith	Exec. Dir. of Lafayette Chamber of Commerce
Jon Fricker	Technical Transp. Committee – Acting Chair

ADMINISTRATIVE COMMITTEE OF THE GREATER LAFAYETTE TRANSPORTATION & DEVELOPMENT STUDY ACTIVITIES, 2002

The Administrative Committee met 3 times during the course of 2002. A summary of those meetings follows.

DATE	AGENDA
1-28-02	Approval of Previous Minutes INDOT Projects and Enhancement Grants – Amendments to the 2002 TIP Other Business

- 6-17-02 **Approval of Previous Minutes**
FY 2002 TIP Amendments: City Bus
FY 2003 TIP: Project Priorities
Other Business
- 8-19-02 **Approval of Previous Minutes**
Review 2003 TIP
Other Business

ROSTER OF TECHNICAL TRANSPORTATION COMMITTEE MEMBERS, 2002

NAME	AFFILIATION
Voting Members:	
Jon Fricker	JTRP - Chairman
James Hawley	Area Plan Commission Director - Secretary
Opal Kuhl	Lafayette City Engineer
Randall Walter	INDOT Program Development
Bruce Conrad	INDOT Crawfordsville District
Mark Albers	Tippecanoe County Hwy. Director
Lt. Hartman	Lafayette Police Department
Scott Snyder	West Lafayette City Engineer
Betty Stansbury	Purdue University Airport
Liz Solberg	Railroad Relocation Office
Marty Sennett	GLPTC
Robert Mucker	Area Plan Commission Attorney
Dept Chief Chris Leroux	West Lafayette Police Department
Tony DeSimone	Federal Highway Administration
Non-Voting Members:	
Tom Van Horn	Lafayette Community Development Dept.
Dana Smith	Lafayette Chamber of Commerce

TECHNICAL TRANSPORTATION COMMITTEE ACTIVITIES , 2002

The Technical Transportation Committee met 12 times during the course of 2002 where they reviewed: State access permits submitted to INDOT – District Office, Transportation Study progress and TIP as well as any other transportation related matters brought before the committee for their opinion.

ROSTER OF CITIZEN PARTICIPATION COMMITTEE MEMBERS, 2002

ORGANIZATIONS	REPRESENTATIVE
Area Plan Commission	Karl Rutherford
Citizens Advocating Responsible Development (CARD)	Jeff Lucas
Community and Family Resource Center	Kathy Trevino
Greater Lafayette Chamber of Commerce	Sarah Ellison
Homebuilders Association of Greater Lafayette	Vacant
Indiana Bicycle Coalition	Norm Olson
Isaac Walton League	Jim Brown
Lafayette Board of Realtors	Roberta Levy
Lafayette Community & Redevelopment Departments	Tom Van Horn
Lafayette Environmental Action Federation (LEAF)	Jim Brown
Lafayette School Corporation	Ed Eiler
League of Women Voters	Winnie Rosen
Neighborhood Housing Services	Dennis Schluttenhofer
Northwest Central Labor Council	Vacant
Purdue Research Foundation	J. H. Wilson
Purdue University, School of Civil Engineering	Robert Whitford
Sierra Club	Susannah Hall-Justice
Tippecanoe County Farm Bureau	Alan Kemper
Tippecanoe School Corporation	Paul Slavens
Wabash River Cycle Club	Vacant
West Lafayette Community Development Commission	Josh Andrew
West Lafayette Community School Corporation	Charles Banning
West Lafayette Economic Development Commission	Josh Andrew
West Lafayette Environmental Commission	Sean Sullivan
West Lafayette Human Relations Commission	Virginia Nead
Wildcat Park Foundation	Persis Haas Newman

NEIGHBORHOOD ASSOCIATIONS	REPRESENTATIVE
Centennial Neighborhood Association	Bea Smith
Hanna Community Council	Vacant
Historic 9th Street Hill	Sandy Lahr
New Chauncey Neighborhood Association	Jan Mills

VOLUNTEER FIRE DEPARTMENTS

Randolph Township	Keith Barker
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TOWNSHIPS

REPRESENTATIVE

Fairfield	Jerry Smelser
Jackson	Waynetta Wanner
Lauramie	Bill Easterbrook
Tippecanoe	F. Ray Burchett
Wabash	Steve Clevenger
Wayne	Mark Christian
Wea	Matthew Koehler

UNAFFILIATED CITIZENS

Kathy Dale
 Barbara Hunter
 Barb Osborn
 Bob Carpenter
 Sycamore Audubon Society

MEDIA

Journal and Courier	WAZY	WLFI-TV
Lafayette Business Digest	WBAA	
Lafayette Leader	WKHY	
Purdue Exponent	WKOA	

CITIZEN PARTICIPATION COMMITTEE ACTIVITIES, 2002

The Area Plan Commission's Citizen Participation Committee met 6 times during the course of 2002. A summary of those meetings follows.

DATE	AGENDA
1-22-02	Approval of Previous Minutes Feedback and Discussion: Overview of Recent Unified zoning Ordinance Amendments Rural Estate Development Proposal Transportation Planning: Draft Public Participation Process
3-26-02	Cancelled due to snow
4-23-02	Approval of Previous Minutes Feedback and Discussion: The Greater Lafayette Metropolitan Planning Organization Public participation Process (draft) Transportation Planning: Purdue University: Transportation and Parking Plan Transportation Improvement Program Development and Local Projects
5-28-02	Approval of Previous Minutes Feedback and Discussion: Purdue University: Transportation and Parking Plan Transportation Improvement Program Development and Local Projects Transportation Planning: Vision 2020 Update Transportation Improvement Program: State Projects
7-23-02	Approval of Previous Minutes Feedback and Discussion: Vision 2020 Update Transportation Improvement Program: State Projects Transportation Planning: Draft Transportation Improvement Program State Road Hot Spot List
10-1-02	Approval of Previous Minutes Feedback and Discussion: FY 2003 Transportation Improvement Program INDOT State Road Hot Spot List Transportation Planning: Tippecanoe County Housing Growth Update Tippecanoe County 2000 Census Data

12-3-02

Approval of Previous Minutes

Feedback and Discussion:

Tippecanoe County Housing Growth Update

Tippecanoe County 2000 Census Data

Transportation Planning:

Roundtable: Members' Perceptions of Congestion in Tippecanoe County

Census Transportation Planning Package Data Handouts

McCormick Road 'S' Curve: Crash History and Analysis

As always, a portion of each meeting was set-aside for Committee members to present their organizations' feedback on the previous meeting's program. That additional input is always passed on to those having made presentations.

Doug Poad and Brian Weber directed the Citizen Participation Committee program and served as secretaries throughout the year.

BALANCE SHEET, 1998 - 2002

	1998	1999	2000	2001	2002
INCOME					
Appropriated Budget	\$497,375.00	\$554,721.00	\$602,263.00	\$648,296.00	\$676,180.00
Encumbered from previous year	15,468.39	15,767.32	32,258.68	19,863.62	36,928.22
Income from Building permits fees, Subdivision fees, sales of maps, and copies of Ordinance Manuals, Xerox etc.	47,822.31	46,165.78	32,734.70	41,607.81	38,512.07
Transportation Study Reimbursement FHWA	36,694.26	115,133.99	117,758.11	96,345.21	110,567.55
FTA	2,842.08	10,126.44	6,160.73	7,460.27	7,007.18
Bureau of Census Reimbursement	0.00	0.00	0.00	0.00	0.00
TOTAL	\$600,202.04	\$741,914.53	\$791,175.22	\$813,572.91	\$869,195.02
EXPENSE					
Total APC Operating Expense	\$478,536.60	\$531,588.39	\$608,672.64	\$622,094.85	\$686,532.88
Funds encumbered for next calendar year	15,767.32	32,258.68	19,863.62	21,920.07	23,070.22
SUBTOTAL	\$494,303.32	\$563,847.07	\$608,536.26	\$644,014.92	\$709,603.60
Budget amount returned to County General Fund	18,539.47	6,641.21	5,985.42	24,144.70	3,504.62
Income returned to County from Transportation Study	39,536.34	125,260.43	123,918.84	103,805.48	117,574.73
Income returned to County filing fees, sales of maps, etc.	47,822.31	46,165.78	32,734.70	41,607.81	38,512.07
Bureau of Census Reimbursement	0.00	0.00	0.00	0.00	0.00
SUBTOTAL	\$105,898.12	\$178,067.42	\$162,638.96	\$169,557.99	\$159,591.42
TOTAL	\$600,202.04	\$741,914.53	\$791,175.22	\$813,572.91	\$869,195.02
TOTAL BURDEN TO COUNTY	\$388,405.20	\$385,779.65	\$465,897.30	\$474,456.93	\$550,012.18

NOTE:

- APC purchased a new color printer and Transcad update with Budget Funds.

THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY ANNUAL REPORT FOR 2002

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THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY

ANNUAL REPORT

2002

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**Jack Rhoda, President
James D. Hawley,
Executive Director**

May 2003

**Serving the Cities of Lafayette and West Lafayette,
Unincorporated Tippecanoe County,
and the Towns of Battle Ground, Dayton and Clarks Hill**